



An
Bord
Pleanála

Board Direction
BD-007824-21
ABP-309020-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/04/2021.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the site location within an existing terrace of housing and the consistent pattern of development in the area, it is considered that the proposed dormer extension, by reason of its alteration of the roof profile in reference to the breaking of the ridge line of the main roof, would constitute an inappropriate intervention which fails to respect the site context, would seriously impact on the character of the existing house and the pattern of the terrace of which it forms part, and would seriously injure the visual amenities of the area. Therefore, the proposed development would be contrary to the provisions of Section 8.2.3.4: 'Additional Accommodation in Existing Built-up Areas' of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, would set an undesirable precedent for similar development in the area, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 06/04/2021

Michelle Fagan